

TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



TOWN HALL • 343 HIGHLAND ROAD

MEETING AGENDA

September 14, 2010

7:00 P.M.

Note: Items on the agenda may be taken out of order as needed.

Petitions may not be reviewed beyond 9:30 P.M. in order to address Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.

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| 1. Mark & Jane Wright
705 Holmes Avenue
Huntsville, AL 35801 | Petition: Request Return of Surety – Acceptance of Public Improvements - Report and Recommendation by DPW Director
Current Surety: \$20,000 - Cash
Location: Extension of Nonquit Lane
Development: Minor Subdivision (Road Required) |
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| 2. Amicable Congregational Church (owner)
3736 Main Road
Island Avenue Realty, LLC (applicant)
104 Blueberry Lane
Tiverton, RI 02878 | Petition: Rural Frontage Subdivision - Preliminary Plan Review
Location: W/S South Lake Road, South of Wildrose Drive
Block 124 / Card 5 – R-80 Zoning District
Development: Four-lot Minor Subdivision (No Road Required) |
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| 3. New England Land Development, LLC
c/o Jeremiah Leary, Esq.
1340 Main Road
Tiverton, RI 02878 | Petition: Pre-Application / Informal Concept Plan Review
Concurrent Petition for Zoning Amendment
Article VI, Section 17 – Age Restricted Mixed-Use Community (ARMUC)
Location: Schooner Drive – Waterfront Area of the Villages on Mount Hope Bay ARMUC Development
Block 24 / Card 1 – W Zoning District
Development: Major Land Development Revision – Six (6) Single-Family Condominium Units (with no age restriction) Proposed in Place of Approved Commercial / Mixed-Use Development |
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4. Town Planner & Administrative Officer
- A. Administrative Officer's Report
 - 1. Status Update
 - a. Knotty Pine Extension Surety Called
 - b. Plaud Minor Subdivision – Approval Extended
 - c. Sakonnet Ridge – Street Acceptance (original vote October 6, 2009)
 - d. Update: Daniel T. Church Estates Road Status (Catch Basins)
 - e. Update: Horizon Drive Stub Roadway, Request by Resident
 - 2. Amendment to Planning Board Checklists with Regards to Certification Requirements for Adequacy of Water Supply for Fire Protection
 - B. Town Planner Items
 - 1. Village Commercial (VC) / Four Corners Zoning Amendments
 - a. Article II – Definitions
 - b. Article III – Zoning Districts
 - c. Article IV – District Use Regulations
 - d. Article V – District Dimensional Regulations
 - e. Article VIII – Watershed Protection Overlay District
 - f. Article XII – Sign Regulations
 - g. Article XX – Development Plan Review
 - h. New Article – Four Corners Arts & Agriculture Overlay District
 - i. Map Amendment – Expansion of VC Zone
 - j. Map Amendment – Establishment of Arts & Agriculture Overlay
 - C. Miscellaneous
 - 1. Proposed Zoning Text Amendment
 - Article XV. Section 3. (new subsection g.) – Special Use Permits
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5. Tiverton Planning Board
- A. Solicitor's Report
 - 1. Completion of Subdivisions / Land Developments
 - B. Status: Town Council Public Hearings on Zoning Amendments
 - 1. Tiverton Yacht Club (Map & Ordinance)
 - 2. Wind Energy Generation Facilities – Remanded to Planning Board for Further Consideration Regarding Noise & Setbacks
 - a. Status / Next Subcommittee Meeting Date
 - C. Miscellaneous
 - 1. Design Standards Discussion
 - D. Correspondence
 - E. Approval of Minutes:
 - June 17, 2010 (Workshop)
 - July 13, 2010 (Workshop)
 - July 20, 2010 (Workshop)
 - August 3, 2010
 - (no vote needed) August 17, 2010 (Informal Workgroup)
 - F. Adjournment

Individuals requesting interpreter services for the hearing impaired **MUST** call 625-6718 seventy-two (72) hours in advance of the meeting

The above location is accessible to the handicapped.